

9-N 96-B

Know all Men by these Presents

US EPA RECORDS CENTER REGION 5



445246

RECORDED FOR TRANSFER

That

WOODFIRE BRANDS, INC.

NOV 0 AM 8:19
FRED J. MORRIS
COUNTY AUCTIONER

the grantor,

a corporation organized and existing under the laws of the State of Ohio

in consideration of One (\$1.00) Dollar and other good and valuable considerations

to it paid by CARLISLE CHEMICAL WORKS, INC., a corporation organized and existing under the laws of the State of Ohio

whose address is 510 Reading Road, Reading, Hamilton County, Ohio

the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said

CARLISLE CHEMICAL WORKS, INC.,

its heirs, successors⁽¹⁾ and assigns forever,

the following described Real Estate⁽²⁾: to-wit:

Situate in Section 33, Township 4, Entire Range 1, Miami Purchase, Sycamore Township, in the City of Reading, Hamilton County, Ohio and described as follows:

Beginning at a point in the northerly line of lands of Woodfire Brands, Inc. and in the southerly line of adjoining property of Carlisle Chemical Works, Inc., 70.76 feet measured along said common boundary line westerly from a certain concrete monument at the intersection of said common boundary line and the westerly line of the Pennsylvania Railroad right-of-way; thence from said point of beginning along said common boundary line South 60° 01' West a distance of 193.87 feet to a point; thence North 22° 19' East a distance of 49.06 feet to a point; thence North 60° 01' East a distance of 160.39 feet to a point; thence South 19° 53' East 30.47 feet to the point of beginning.

The point of beginning of the above described property is as follows: Beginning at a point in the westerly line of Reading Road (a 70 ft. street) South 28° 15' West 393.70 feet from the intersection of the westerly line of Reading Road and the east line of Section 33 measured along said westerly line of Reading Road; thence North 65° 10' West 456.22 feet; thence South 27° 04' West 19.87 feet to a point in the center line of an existing 20 foot private roadway; thence along the center line of said roadway North 65° 45' West 137.57 feet, and North 19° 53' West 204.29 feet to a point in the present northerly line of the grant herein; thence South 60° 01' West along said northerly line 10.16 feet to said place of beginning.

Together with and subject to all railroad sidings, water lines, sewer lines, electric lines, conditions, restrictions and easements of record.

Being the same real estate conveyed to the grantor herein by deed recorded in Deed Book 2364 page 352 of the Hamilton County Deed Records.

3449

and all the Estate, Title and Interest of the said

WOODFIRE BRANDS, INC.,

grantor,

either in Law or Equity, in and to the said premises; Together with all the privileges and appurtenances to the same belonging: To have and to hold the same to the only proper use of the said

CARLISLE CHEMICAL WORKS, INC.

its heirs, successors^m and assigns forever.

And the said

WOODFIRE BRANDS, INC.,

grantor,

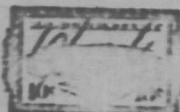
for itself and for its successors, hereby Covenants with the said

CARLISLE CHEMICAL WORKS, INC.,

its heirs, successors^m and assigns,

that it is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That it does Warrant and will Defend the same against all claims of all persons whomsoever:

excepting taxes and assessments, if any, due and payable June 1966 and thereafter, which the grantee herein assumes and agrees to pay.



In Witness Whereof, The said **WOODFIRE BRANDS, INC.**
 grantor has caused its
 corporate name to be hereunto subscribed and its corporate seal hereunto affixed,
 by **YEWELL RICE** its President,
 and **LAURA VOLLMER** ITS ACTING ~~its~~ Secretary,
 thereunto duly authorized by resolution of its Board of Directors, this
 22nd day of October - in the year of our Lord
 one thousand nine hundred and sixty-five (1965).

Signed and acknowledged in presence of us:

Meta S. Buether
William H. Buether
Notary Public

WOODFIRE BRANDS, INC.

By Yewell Rice
 Yewell Rice its President
Laura Vollmer
 Laura Vollmer its Secretary-
 Acting Secretary

The State of OHIO County of HAMILTON SS:

Be It Remembered, That on this 22nd day of October
 in the year of our Lord, one thousand nine hundred and sixty-five (1965),
 before me, the subscriber, a Notary Public in and for said County and State, personally appeared
YEWELL RICE President,
 and **LAURA VOLLMER** Acting Secretary,
 of **WOODFIRE BRANDS, INC.** the corporation,
 whose name is subscribed to and which executed the foregoing instrument, and for themselves
 and as such officers respectively, and for and on behalf of said corporation, acknowledged the
 signing and execution of said instrument; and acknowledged that the seal affixed to said
 instrument is the corporate seal of said corporation, that they affixed such corporate seal to,
 and otherwise executed, said instrument, by authority of the Board of Directors, and on behalf,
 of said corporation; and that the signing and execution of said instrument is their free and
 voluntary act and deed, their free act and deed as such officers respectively, and the free and
 voluntary act and deed of said corporation, for the uses and purposes in said instrument
 mentioned.



NOV 23 PM 1:19

FRED J. MORR
 COUNTY AUDITOR

This instrument was prepared by William H. Buether, Attorney.

In Testimony Whereof, I have hereunto subscribed
 my name and affixed my Notarial seal, on the day and
 year last aforesaid.

William H. Buether
 William H. Buether
 Notary Public, 622222

State of Ohio

9-N 96-D
RECORDED IN DEED BOOK 2216 PAGE 394

The W. H. Anderson Co., Inc. Publishers, Cincinnati, Ohio

Know all Men by these Presents

That **WOODFIRE BRANDS, Inc.**

a corporation organized and existing under the laws of the State of Ohio

In consideration of One (\$1.00) Dollar and other good and valuable considerations

to it paid by **CARLISLE CHEMICAL WORKS, INC.,** a corporation organized and existing under the laws of the State of Ohio.

whose address is 510 Reading Road, Reading, Hamilton County, Ohio

the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said

CARLISLE CHEMICAL WORKS, INC.

its heirs, successors and assigns forever,

the following described Real Estate: All that parcel of land situated in Section 33, Township 4, Entire Range 1, Miami Purchase, and in Sycamore Township, Hamilton County, Ohio, and described as follows: From a point in the westerly line of Reading Road (a 70 ft. street) South 28° 15' West, 393.70 feet from the intersection of the westerly line of Reading Road and the east line of Section 33, the above mentioned distance being measured along the west line of Reading Road (a 70 ft. street); thence North 65° 10' West, 456.22 feet along the northerly line of Andrew and Fernanda Riesenbergs said lot to a point in the westerly line of said lot (which westerly line is also the easterly line of the lands of the Estate of Ben Riesenbergs, dec'd); thence South 27° 04' West, 19.87 feet to a point in the center line of an existing 20 ft. private roadway on the lands of the Estate of Ben Riesenbergs, deceased; thence along the center line of said roadway, having a width of 10 feet on each side of the center line as measured at right angles to said center line, the following courses and distances, namely: North 65° 45' West, 137.57 feet; thence North 19° 53' West, 204.29 feet to the point of beginning of this conveyance; thence North 60° 01' East, 60.60 feet to a monument on the westerly line of the right-of-way of the Pennsylvania Railroad; thence with said westerly line South 2° 09' West, 383.35 feet; thence North 87° 51' West 339.85 feet; thence North 22° 19' East, 235.27 feet; thence North 60° 01' East, 244.91 feet to the point of beginning; containing 2 acres.

Being the same real estate conveyed to the grantor herein by deed recorded in Deed Book 2216 page 394 of the Hamilton County, Ohio Deed Records.

EXCEPTING THEREFROM the following described real estate situated in Section 33, Township 4, Entire Range 1, Miami Purchase, Sycamore Township, in the City of Reading, Hamilton County, Ohio, and described as follows: Beginning at a concrete monument at the point of intersection of the westerly line of the Pennsylvania Railroad right of way and the present northerly line of Woodfire Brands, Inc., said concrete monument and point of beginning being located as follows: Beginning at a point in the westerly line of Reading Road (a 70 ft. street) South 28° 15' West 393.70 feet from the intersection of the westerly line of Reading Road and the east line of Section 33 measured along said westerly line of Reading Road; thence North 65° 10' West 456.22 feet; thence South 27° 04' West 19.87 feet to a point in the center line of an existing 20 foot private roadway; thence along the center line of said roadway North (over)

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65° 45' West 137.57 feet; and North 19° 53' West 204.29 feet to a point in the present northerly line of the grantor herein; thence North 60° 01' East along said northerly line 60.60 feet to said place of beginning. Thence along said westerly line of the Pennsylvania Railroad right-of-way South 2° 09' West 172.17 feet to a pipe; thence North 21° 50' West 147.27 feet to a pipe and point in the westerly line of a certain 20 foot private road way; thence North 60° 01' East 70.76 feet to the place of beginning.

Being the same real estate conveyed to grantee by deed recorded in Deed Book 2395 page 244 of the Hamilton County Deed Records.

Together with and subject to all railroad sidings, water lines, sewer lines, electric lines, conditions, restrictions and easements of record.



and all the Estate, Title and Interest of the said

WOODFIRE BRANDS, INC.,



grantee,
either in Law or Equity, in and to the said premises; Together with all the privileges and appurtenances to the same belonging: To have and to hold the same to the only proper use of the said

CARLISLE CHEMICAL WORKS, INC.,

its heirs, successors^{or} and assigns forever.

And the said WOODFIRE BRANDS, INC.,

grantee,
for itself and for its successors, hereby Covenants with the said

CARLISLE CHEMICAL WORKS, INC.,

its heirs, successors^{or} and assigns,

that it is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That it does Warrant and will Defend the same against all claims of all persons whomsoever:

excepting taxes and assessments, if any, due and payable June 1966 and thereafter, which the grantee herein assumes and agrees to pay.

In Witness Whereof, The said WOODFIRE BRANDS, INC.,
 grander, has caused its
 corporate name to be hereunto subscribed and its corporate seal hereunto affixed,
 by YEWELL RICE its President,
 and LAURA VOLLMER its Acting Secretary,
 thereunto duly authorized by resolution of its Board of Directors, this
 22nd day of October in the year of our Lord
 one thousand nine hundred and sixty-five (1965).

Signed and acknowledged in presence of us:

Wm. H. Buether
William H. Buether
 Notary Public

WOODFIRE BRANDS, INC.

By Yewell Rice
 Yewell Rice its President
Laura Vollmer
 Laura Vollmer its Acting Secretary

The State of OHIO County of HAMILTON SS:

Be It Remembered, That on this 22nd day of October
 in the year of our Lord, one thousand nine hundred and sixty-five (1965),
 before me, the subscriber, a Notary Public in and for said County and State, personally appeared
 YEWELL RICE President,
 and LAURA VOLLMER, Acting Secretary,
 of WOODFIRE BRANDS, INC. the corporation,
 whose name is subscribed to and which executed the foregoing instrument, and for themselves
 and as such officers respectively, and for and on behalf of said corporation, acknowledged the
 signing and execution of said instrument; and acknowledged that the seal affixed to said
 instrument is the corporate seal of said corporation, that they affixed such corporate seal to,
 and otherwise executed, said instrument, by authority of the Board of Directors, and on behalf,
 of said corporation; and that the signing and execution of said instrument is their free and
 voluntary act and deed, their free act and deed as such officers respectively, and the free and
 voluntary act and deed of said corporation, for the uses and purposes in said instrument
 mentioned.

TRANSFERRED

In Testimony Whereof, I have hereunto subscribed
 my name and affixed my Notarial seal, on the day and
 year last aforesaid.

William H. Buether
 Notary Public, William H. Buether
 State of Ohio, County,

FRED J. MORR
 COUNTY AUDITOR

This instrument was prepared by William H. Buether, Attorney.

BOOK 3449 PAGE 112

NOV 23 1965
 REC. FOR RECORD NO. 37
 WILBERT J. SHAYER, RECORDER, HAMILTON COUNTY, OHIO

Gen. Ind. St. Sec. 94 94B

117-20-73 55526 --22-K
70-13184 149322/105

117-20-73 55526 --22-K
70-13184 149322/105

20169

WARRANTY DEED

Standard & Compliance, Inc.
Sec. 209.202 S.C.
Fred A. King, Auditor Hamilton County, OH
TAX 134.50

NOV 19 11 22 AM '70
HAMILTON COUNTY, OH

RECD FOR TRANS

INTERNATIONAL MINERALS AND CHEMICAL CORPORATION,
grantor, a New York corporation having its principal office
at 5401 Old Orchard Road, Skokie, Illinois, for valuable
consideration paid, GRANTS AND CONVEYS to

Oren Long and Jane Long, his wife, for and
during their joint and natural lives with
the remainder in fee simple to the survivor
of them; his or her heirs, an undivided one-
half interest in and to the property described
below, and

Chester Long and Pauline Long, his wife, for
and during their joint and natural lives
with the remainder in fee simple to the
survivor of them, his or her heirs, the re-
maining undivided one-half interest in and to
the property described below.

A parcel of land situated in Section 33, Town 4,
Entire Range 1, Sycamore Township, City of Reading, County
of Hamilton, State of Ohio, and being more particularly
described as follows:

Starting at a steel post in the Northeast corner
of said Section 33; thence Southwardly in the east line of
said section a distance of 1249.38 feet to a point; thence
North 86 degrees 20 minutes 47 seconds West, a distance of
784.50 feet to a concrete monument in the west Right-of-way
Line of the Phil. Balt. and Washington Railroad; and the
Place of Beginning of the Tract of land herein described;
thence South 0 degrees 09 minutes 23 seconds West, a distance
of 450.00 feet to a point; thence South 85 degrees 08 minutes
15 seconds West, a distance of 200.00 feet to an iron pin;
thence South 85 degrees 08 minutes 15 seconds West, a distance
of 991.03 feet to a concrete monument; thence North 3 degrees
47 minutes 23 seconds East, a distance of 61.33 feet to a concrete
monument; thence North 73 degrees 17 minutes 45 seconds East,
a distance of 204.00 feet to an iron pin; thence North 63
degrees 13 minutes 45 seconds East, a distance of 70.00 feet
to an iron pin; thence North 43 degrees 44 minutes 38 seconds
East, a distance of 144.22 feet to an iron pin; thence North
8 degrees 51 minutes 45 seconds East, a distance of 158.11 feet
to an iron pin; thence North 64 degrees 16 minutes 15 seconds
West, a distance of 226.00 feet to a concrete monument; thence
North 65 degrees 11 minutes 15 seconds West, a distance of

ST 671-1-142 cons
ST 671-28-7
Cons = 13.327 Ac
Rea-Reading, Pd

100.00 feet to an iron pin; thence North 70 degrees 43 minutes 39 seconds West, a distance of 100.06 feet to an iron pin; thence North 80 degrees 21 minutes 15 seconds West, a distance of 100.00 feet to an iron pin; thence North 86 degrees 47 minutes 48 seconds West, a distance of 55.10 feet to a concrete monument; thence North 3 degrees 45 minutes 45 seconds East, a distance of 34.76 feet to a point; thence South 86 degrees 14 minutes 15 seconds East, a distance of 551.74 feet to an iron pin in the center of the East Branch of Mill Creek; thence with the centerline of said creek North 47 degrees 53 minutes 45 seconds East, a distance of 137.56 feet to an iron pin; thence leaving the centerline of said creek South 86 degrees 20 minutes 47 seconds East, a distance of 685.17 feet to an iron pin in the West Right-of-Way Line of the aforesaid railroad; thence with the West line of said railroad South 0 degrees 09 minutes 23 seconds West, a distance of 100.32 feet to a concrete monument; thence South 85 degrees 17 minutes 20 seconds East 6.00 to the point of beginning. Containing 13.327 Acres of land more or less;

Grantor grants to Grantees, with warranty covenants said land above described, but subject to the following:

General taxes for 1970 and subsequent years

Zoning and building laws or ordinances

Roads and highways, if any

Existing easements and public utility easements, if any and \$18,000 purchase money mortgage executed and delivered by Grantees concurrently herewith encumbering a portion of premises herein conveyed

PRIOR INSTRUMENT REFERENCES

- (a) Receiver's deed dated October 17, 1913 from L.W. Gibbons, Receiver, to International Agriculture Corporation, recorded February 12, 1914 in Hamilton County, Ohio in Deed Book 1088, page 504.
- (b) Deed from City of Reading, Ohio, to International Minerals & Chemical Corporation, dated May 7, 1947, recorded June 9, 1947 in Deed Book 2242, page 50.
- (c) Deed from International Agriculture Corporation to Joslin Schmidt Company dated September 27, 1918, recorded November 14, 1918 in Deed Book 1174, page 453.
- (d) Deed from International Agriculture Corporation to Joslin Schmidt Company dated September 27, 1918, recorded May 10, 1922 in Deed Book 1234, page 538.

BOOK 3761 PAGE 829

(e) Deed from International Agriculture Corporation to
Joslin Schmidt Company dated September 5, 1918,
recorded May 15, 1919 in Deed Book 1181, page 509.

(f) Deed from International Agriculture Corporation to
Chemical Products Corporation dated August 1, 1940,
recorded October 26, 1940 in Deed Book 1882, page 27.

(g) Deed from International Agriculture Corporation to
Chemical Products Corporation dated August 1, 1940,
recorded October 26, 1940 in Deed Book 1882, page 34.

IN WITNESS WHEREOF, Grantor has caused this instrument to
be executed by its corporate officers, thereunto duly authorized,
and its corporate seal hereunto affixed, this 17th day of November,
1970.

Witness:

[Signature]
[Signature]

INTERNATIONAL MINERALS &
CHEMICAL CORPORATION

By Neal Schmet
Division Vice-President



ATTEST:

Leina B. Landeth
Ass't Secretary